

DRAFT DETAILS

Constables
SALES & LETTINGS



4



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2



19 Sutton Avenue Neston CH64

£315,000



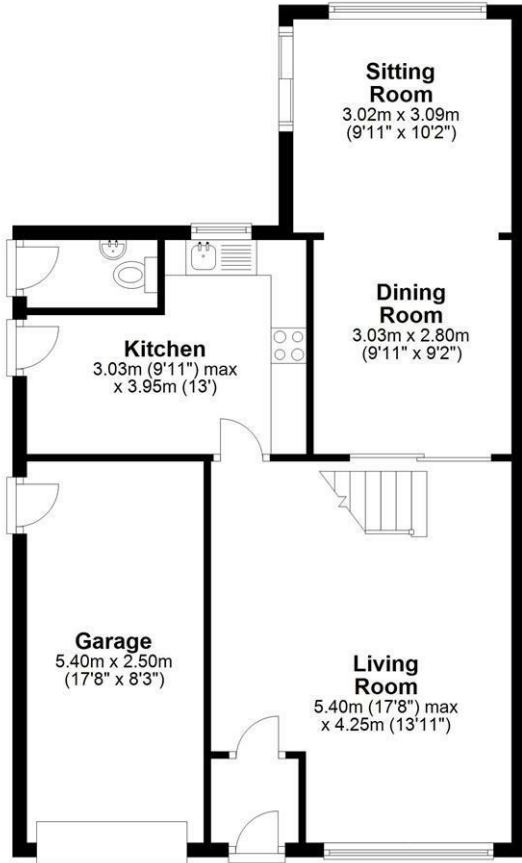
- Detached Property
- Four Bedrooms
- Two Reception Rooms
- Kitchen-Breakfast Room
- Driveway & Off Road Parking
- Good Sized Rear Garden
- Popular Location Close to Amenities
- No Onward Chain
- Council Tax Band: C

A modern detached property located in a popular area of Neston, a short distance from the town centre and within walking distance to shops and transport link on West Vale.

The property has been extended and well-maintained and it offers huge potential for further improvement. The accommodation is spacious and well-planned and comprises; entrance porch, lounge with sliding door into an extended dining room which has a patio door opening to the rear garden and there is a kitchen-breakfast room. On the first floor there are four good sized bedrooms, three of which benefit from built in wardrobes and there is a family bathroom. Externally a driveway provides off road parking and leads to a garage and there is a side access leading to outside integral W.C and Garage. At the rear is a large and private rear garden with lawn and established borders. This spacious home is offered for sale with no onward chain and early viewing is essential.

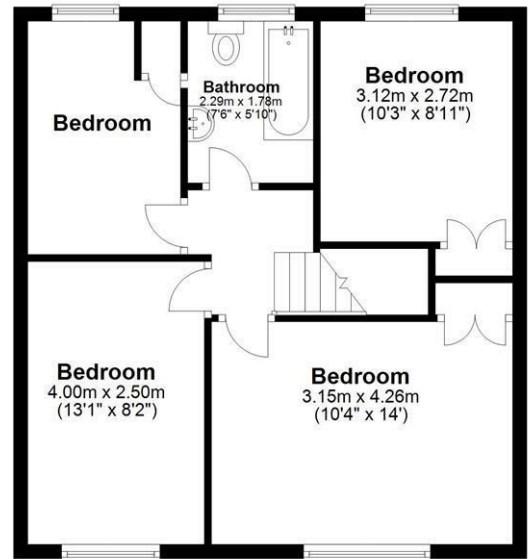
Ground Floor

Approx. 68.1 sq. metres (732.6 sq. feet)



First Floor

Approx. 50.7 sq. metres (545.7 sq. feet)



Total area: approx. 118.8 sq. metres (1278.3 sq. feet)

19 Sutton Avenue, Neston

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |



Porch
4'07 x 4'00

Lounge
13'11 x 18'11

Dining Room
21'01 x 9'01

Kitchen-Breakfast Room
9'11 x 12'07

Landing

Bedroom One
10'03 x 13'11

Bedroom Two
12'10 x 8'00

Bedroom Three
10'09 x 7'01

Bedroom Four
10'01 x 9'00

Bathroom
7'05 x 5'09

Garage







